



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • TemeculaCA.gov

June 10, 2021

Ms. Rosemarie M. Anderson
Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Filing of a Notice of Exemption for Planning Application Number PA21-0048, a Modification application to allow an existing fast food restaurant to reconfigure the existing drive-thru, relocate an existing trash enclosure, and add square footage and landscaping. The project is located at 40531 Margarita Road.

Dear Ms. Anderson:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a check in the amount of \$50.00, for the County Administrative fee to enable the City to file the Notice of Exemption required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The City of Temecula is paying the \$50.00 filing fee under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Also, please return a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting in the enclosed self-addressed stamped envelope.

If you have any questions regarding this matter, please contact Eric Jones at (951) 506-5115.

Sincerely,

Luke Watson
Director of Community Development

Enclosures: Check
 Copies of this letter (2)
 Self-addressed stamped envelopes (2)
 Previous Filing Fee Receipt (if applicable)

City of Temecula
Community Development
Planning Division

Notice of Exemption

TO: County Clerk and Records Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

Project Title: Chick-Fil-A (PA21-0048)

Description of Project: A Modification application to allow an existing fast food restaurant to reconfigure the existing drive-thru, relocate an existing trash enclosure, and add square footage and landscaping.

Project Location: 40531 Margarita Road

Applicant/Proponent: Patrick Salcedo

The Community Development Director approved the above described project on June 10, 2021 and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (*check one*)

- Ministerial (Section 21080(b)(1); Section 15268);
- Declared Emergency (Section 21080(b)(3); Section 15269(a));
- Emergency Project (Section 21080(b)(4); Section 15269(b)(c));
- Statutory Exemptions (Section Number:)
- Categorical Exemption: (Section 15301, Class 1, Existing Facilities)
- Other: Section 15162 Categorical Exemption

Statement of Reasons Supporting the Finding that the Project is Exempt:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the applicable General Plan designation because drive-thru restaurants are a conditionally allowable use within Community Commercial (CC) district. The project also meets all applicable General Plan and Zoning policies and regulations.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within City limits and is located on a site that is 0.92 acres in size. The proposed project is substantially surrounded by commercial structures as well as a major roadway.

The project site has no value as habitat for endangered, rare or threatened species.

The project site is currently a fully developed site with an existing commercial building and paved parking lot. The project proposes to expand the drive-thru and add square footage to the existing structure. Therefore, the project site has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project was required to prepare a Water Quality Management Plan (WQMP) that was reviewed and accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A Queuing Analysis was also prepared by TJW Engineering, Inc. which indicated that the additional drive-through lane and queuing lanes are adequate for any queueing scenario associated the with the project. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project, as conditioned, is an allowed use per the City of Temecula General Plan.

The site can be adequately served by all required utilities and public services.

The project site is surrounded by development and is able to be serviced by all required utilities and public services.

Contact Person/Title: Eric Jones, Associate Planner

Telephone Number (951) 506-5115

Signature: 

Luke Watson,
Director of Community Development

Date: 6/10/2021

Date received for filing at the County Clerk and Recorders Office: